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NORTH WILKESBORO

NORTH CAROLINA



NEIGHBORHOOD ANALYSIS

NORTH WILKESBORO

NORTH CAROLINA



NEIGHBORHOOD ANALYSIS

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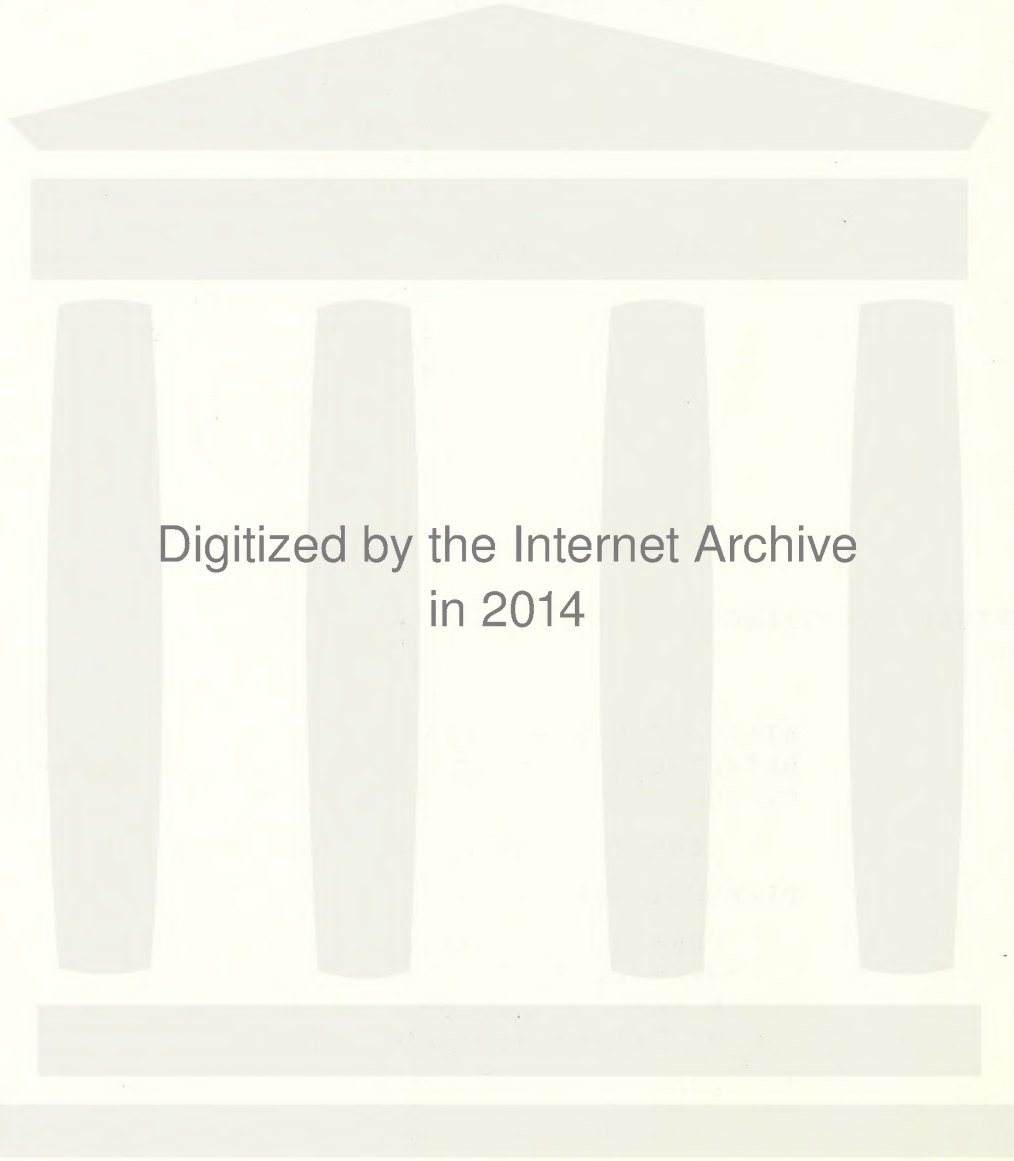
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TABLE OF CONTENTS

		<u>Page</u>
	INTRODUCTION	1
CHAPTER I	OVERALL PATTERNS OF BLIGHT	4
CHAPTER II	ANALYSIS BY STUDY AREAS	15
	Study Area 1	16
	Study Area 2	19
	Study Area 3	21
	Study Area 4	24
	Study Area 5	26
CHAPTER III	RECOMMENDATIONS AND CONCLUSIONS	28

TABLES

1	Value of Owner-Occupied Housing and Median Rent of Renter-Occupied Housing	5
2	Housing Characteristics for North Wilkesboro	6
3	1959 Income Data for North Wilkesboro, All Families	7
4	School Grades Completed - Adults Twenty-Five Years Old and Over	8
5	Person Per Room for Selected Areas, 1960	12
6	Substandard Housing - 1965	13
7	Substandard Non-Residential Structures, 1965	13
8	Comparative Analysis of All Indicators of Blight	14

APPENDIX

9	Study Area Data	i
10	Total City - Existing Land Use	ii
11	Existing Land Use by Study Area	iii

MAPS

Follow Page

1	Study Areas	4
2	Public Assistance Cases	9
3	Selected Arrests	9
4	Substandard Housing	10
5	Substandard Non-Residential Structures	10
6	Substandard Streets	11
	Legend for Land Use and Housing Condition Maps	15
7	Study Area 1	15
8	Study Area 2	18
9	Study Area 3	20
10	Study Area 4	23
11	Study Area 5	25
12	Recommended Treatment Areas	33

INTRODUCTION

A neighborhood analysis is a detailed examination of each neighborhood within a city to determine its assets and problems. Emphasis is placed on blighted neighborhoods since they will require the most concerted effort to upgrade. The recommendation of corrective measures for such areas and the mechanisms through which they can be accomplished are the major aims of the study. Also, there is much data here assembled that can be used in planning for public housing and urban renewal.

The purpose of this study is to inventory and analyze existing blight and its affect on the city in general, and to recommend policies and programs of positive action designed to prevent and eliminate blight. These programs will range from conservation and prevention in good quality neighborhoods to rehabilitation in neighborhoods that have begun to deteriorate, and finally to redevelopment and clearance in areas that are in an advanced state of deterioration.

URBAN RENEWAL - WHAT IT MEANS

Urban renewal is the Federal government's program to cope with blighted areas and to prevent the spread of blight in the future. The program includes the efforts of the individual owner-occupant, of the tenant and landlord, private enterprise, and the Federal and local governments. It involves the upgrading of local ordinances and codes and their strict enforcement, financial participation by the city, and the establishment of a local redevelopment agency. The urban renewal programs also provide for the granting of financial aid by the Federal government to communities which are willing to act on this problem of urban decay (residential, and non-residential).

Urban renewal is concerned not only with existing blighted areas but attempts to prevent the spread of blight. The types of basic urban renewal treatment which are needed in North Wilkesboro are as follows:

Conservation -- the method used to prevent blight in areas of sound housing. It consists of rigid enforcement of appropriate codes and ordinances to assure proper land use and density patterns and the provision of adequate facilities and utilities.

Rehabilitation -- in areas where blight is in its early stages. The homes in these areas need repairs and alterations. It is also possible that spot clearance will be involved. This process is possible where substandard housing totals 50 per cent.

Redevelopment -- the process of demolishing slum structures and making the land available to private or public agencies in accordance with the city's comprehensive plan. Redevelopment is possible where two-thirds of the homes in the area are blighted. Housing must be made available for the people who are displaced by this process.

CAUSES OF BLIGHT

Blight is not caused by any single identifiable factor, but is caused by the relation of several factors, some of which are major causes and other minor causes. The factors listed below are contributing factors to blight and are all present to some degree in the blighted areas of North Wilkesboro.

Mixed Land Use Pattern

The intermixing of incompatible land uses is a major cause of blight. Commercial, business and industrial uses in a residential area introduce more traffic, noise, fumes, and odors, thereby having a detrimental affect on the residential area.

Poorly Designed Streets and Lots

Many of the residential neighborhoods were poorly designed in the first place -- with little emphasis placed on topography, access, lot size and surrounding areas. This causes circulation problems, traffic hazards, drainage problems, and overbuilding.

Inadequate Public Facilities

Areas not served adequately with the many services (water, sewer, sanitation) provided by public or semi-public agencies may tend to become blighted. Protection services (police, fire, health), education and recreation facilities are important contributions to sound environmental and social organization.

Improper Maintenance

Failure to maintain that which exists is a major contributor to blight; neglected repairs and maintenance permit blight to creep into even good quality neighborhoods.

Public Indifference

This is one of the most important contributors to blight. If existing blight is overlooked, tolerated or ignored by the public, blight will be perpetuated. An informed, interested public is a major deterrent to blight.

Governmental Neglect or Shortsightedness

Lack of proper planning for community growth, obsolete land use controls or slipshod enforcement of adequate codes, provide fertile environment for the growth of blight. Inadequate development standards and poorly administered health regulations accomplish little in the fight to eliminate and prevent the spread of blight.

Absentee Ownership

Property owners who rent dwellings in one area and live elsewhere may be misinformed or unaware of changes taking place in the vicinity of their property. The net result is a failure to adjust to changing situations. These property owners are frequently neglectful in maintaining their property -- thereby contributing to blight.

Obsolescence

Many structures have become obsolete because of time, technology and design. Blight frequently attacks areas in which such houses are concentrated -- a process which is quickened by the common practice of converting this type of house into apartments.

CHAPTER I

OVERALL PATTERNS OF BLIGHT

This chapter will examine the different indicators of blight by study areas within the Town of North Wilkesboro. Emphasis will be directed toward the social and economic indicators of blight since the physical indicators will be delved into rather deeply in the latter part of this report. At the conclusion of this chapter a comparative analysis will be made of all study areas by totalling all the indicators of blight.

MEASUREMENT OF BLIGHT

A variety of indices include physical, social and economic indicators of blight; family characteristics such as income, housing and educational attainment. Physical indicators include substandard housing, non-residential structures and streets and fire calls. The social indicators include public assistance cases, adult arrests, tuberculosis cases, and venereal diseases.

DELINEATION OF STUDY AREAS

The town was divided into five study areas to better analyze individual areas. The following factors were taken into consideration:

- Natural boundaries -- such as creeks and bluffs;
- Man-made features such as main thoroughfares, railroads, and the corporate limits;
- Other considerations -- such as the quality and type of housing, land use patterns, and the limits of development. (See Map 1).

STUDY AREAS

North Wilkesboro
North Carolina

1525 0 1525
Scale In Feet



CHARACTERISTICS OF FAMILIES AFFECTED BY POOR HOUSING

Housing

North Wilkesboro had, according to the 1960 Census, 1,246 housing units; 1,172 were occupied. Of the 1,172 occupied housing units, 543 (or 43.4 per cent) were owner-occupied and 629 (50.5 per cent) were renter-occupied. Of the 543 owner-occupied units, 521 (96 per cent) housed white families and 22 (4 per cent) housed non-white families. Of the 629 renter-occupied units, 558 (88 per cent) housed white families and 71 (12 per cent) housed non-white families. (Table 1)

TABLE 1 VALUE OF OWNER-OCCUPIED HOUSING AND MEDIAN
RENT OF RENTER-OCCUPIED HOUSING

	<u>North Wilkesboro</u>		<u>Wilkes County</u>	
	1950	1960	1950	1960
Owner-Occupied Housing Units:	363	523	2,942	4,622
Less than \$5,000	116	95	1,409	1,894
\$5,000-\$9,900	74	78	530	1,636
\$10,000-\$14,900	60	157	144	674
\$15,000-\$19,900)		70		215
\$20,000-\$24,000)	104	40	76	96
\$25,000 or more)		83	74	107
Median Value in Dollars:	\$8,473	\$12,520	\$3,784	\$6,000
Renter-Occupied Housing Units:	713	629	2,378	2,801
Less than \$20	146	30	326	283
\$20-\$39	300	191	845	929
\$40-\$59	148	206	251	573
\$60-\$79		86		221
\$80-\$99	65	50	84	146
\$100-\$119		112		24
\$120 or more	2	8	3	21
No cash rent	52	36	869	608
Median Rent in Dollars:	\$30.72	\$46.00	\$24.26	\$37.00

Source: U. S. Census of Housing

According to the 1960 Census of Housing, North Wilkesboro had 347 substandard housing units, or 28 per cent of the total stock of dwelling units. Two-hundred and eighty-six (or 82 per cent) were occupied by white families; 61 (or 18 per cent) were occupied by non-white families.

TABLE 2 HOUSING CHARACTERISTICS FOR NORTH WILKESBORO

	Total	White	Non-White
All Housing Units	1,246	1,079	93
Owner-Occupied	543	521	22
Renter-Occupied	629	558	71
Other Available	74		
Sound	889	867	32
With all plumbing	812	787	12
Lacking some or all plumbing	87	70	17
Deteriorating	228	185	43
With all plumbing	94	93	1
Lacking some or all plumbing	134	92	42
Dilapidated	119	101	18

Source: U. S. Census of Housing

Income

The median income for white families in 1959 was \$4,059; for non-white families it was \$2,031. Families having an income of less than \$3,000 per year are said to be living in poverty according to the national average. This means that North Wilkesboro had 403 families (or 38 per cent of the total families) who were poverty-stricken. It should be noted that there is a reasonable amount of correlation between this figure and the 347 substandard housing units. Income and substandard housing are common bedfellows in blighted areas.

TABLE 3 1959 INCOME BREAKDOWN FOR NORTH WILKESBORO

	Total	White	Non-White
Total Families:	1,052	970	82
Under \$1,000	71	66	5
\$1,000-\$1,999	133	111	22
\$2,000-\$2,999	199	154	45
\$3,000-\$3,999	153	148	5
\$4,000-\$4,999	106	101	5
\$5,000-\$5,999	84	84	
\$6,000-\$6,999	65	65	
\$7,000-\$7,999	54	54	
\$8,000-\$8,999	49	49	
\$9,000-\$9,999	26	26	
\$10,000-\$14,000	44	44	
\$15,000-\$24,999	37	37	
\$25,000 and over	31	31	
Total Family Income:	\$6,231,000	\$6,043,000	\$188,000
Median Income	\$ 3,804	\$ 4,059	\$ 2,031
Mean Income	\$ 5,923	\$ 6,230	\$ 2,293
Total Personal Income	\$6,442,854	\$6,248,462	\$194,392
Per Capita Income	\$ 1,535	\$ 1,705	\$ 365
Per Cent of Families with Income:			
Under \$3,000	38.3	34.1	87.8
\$3,000-\$6,999	38.8	41.0	12.2
\$7,000-\$9,999	12.3	13.3	
\$10,000 and over	10.6	11.6	

Source: U. S. Census

Education

The median educational level for North Wilkesboro is 9.7 years of school completed by adults 25 years and older. The white adults have attained 10.8 years of school compared to 6.4 years for the non-whites. Those adults who have not completed the fourth grade are classified as "functional illiterates." The percentage of adults with four years of schooling or less is 11.5 per cent. The percentage of adults with 5 to

TABLE 4

SCHOOL GRADES COMPLETED - ADULTS 25 YEARS OLD AND OVER

	North Wilkes- boro 1950		Wilkes County - 1950		North Wilkesboro - 1960		Wilkes County - 1960	
	Total*		Total		Total		Total	
			White	Non- White	White	Non- White	White	Non- White
Persons 25 yrs. old & over	2,265	21,445	20,180	1,265	2,275	2,056	21,576	1,312
Elementary School:								
1-4 years	270	4,685	4,440	245	214	176	3,715	242
5-7 years	570	8,385	7,890	495	633	516	8,331	501
8 years	170	1,795	1,675	120	172	145	2,236	116
High School:								
9-11 years	315	2,820	2,610	210	284	274	2,870	200
12 years	390	1,265	1,190	75	425	415	3,318	155
College:								
13-15 years	210	585	565	20	241	241	809	14
16 years & over	260	635	620	15	258	258	828	17
No school years completed	45	865	805	60	48	31	781	67
Median school years	9.6	6.7	6.7	6.8	9.7	10.8	7.5	7.3

Source: U. S. Census

*Information not available for breakdown White-Non-White for 1950.

8 years of schooling is 35.3 per cent; 9 to 12 years, 31.2 per cent.

SOCIAL INDICATORS OF BLIGHT

Public Assistance Cases

Public assistance cases are not necessarily a cause of blight, but economic problem areas tend to correspond with blighted areas. The existence of blight in these areas is obviously related to the poor economic status of its residents. Map 2 shows the distribution of public assistance cases for North Wilkesboro as of April, 1965. It will be noted that Study Area 3 has the largest number of welfare recipients, and is followed in order by Areas 2, 1, 5, and 4.

Adult Arrests

The citizens of blighted areas are likely to commit more crimes than people from non-blighted areas; however, it should not be concluded that all major crimes are committed by slum dwellers. The environmental conditions within the blighted areas may be a contributing cause of people from this area being prone to commit criminal acts. Map 3 shows the distribution of crimes by the residence of the offenders. This excludes arrests for public drunkenness and minor traffic violations. It will be noted that once again Study Area 3 has the largest number of adult arrests for major crimes, followed by Study Areas 2, 5, 1, and 4.

Tuberculosis

It is difficult to establish a strong correlation between blight and tuberculosis. However, it has long been accepted that tuberculosis cases are associated with housing that has poor ventilation, poor heating and unsanitary conditions. Of

Public Assistance Cases



● = ONE CASE

Selected Arrests



● = ONE ARREST

the seven cases of tuberculosis reported in North Wilkesboro in 1964, five were located in Study Area 3, one in Study Area 2 and one in Study Area 5.

Venereal Diseases

Blighted areas generally tend to contain a greater number of venereal disease cases than do other parts of the city. This can be attributed partially to the environmental conditions in the areas and also the lack of education on the part of the inhabitants of these blighted areas. The problem areas for VD in North Wilkesboro tend to correspond with the blighted areas.

PHYSICAL INDICATORS OF BLIGHT

Substandard Housing

The most visible indicator of blight within any given area is the overcrowding of single-family structures. Duplex and apartment buildings may not be detrimental to an area, but the overcrowding of more than one family in a single-family dwelling is sure to start a good neighborhood to decline or ruin an already marginal neighborhood. Table 5 shows density for dwelling units and Table 6 gives the condition of structures by study areas. Map 4 illustrates the overall pattern of blight.

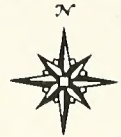
Substandard Non-Residential Structures

Sound non-residential structures are important to the economic growth of an area and should have certain maintenance standards. Blighted non-residential structures are just as detrimental to a business or industrial area and the community as are blighted dwellings to a residential area. Approximately 18.8 per cent of the non-residential structures are substandard.

AREAS OF SUB-STANDARD HOUSING

North Wilkesboro
North Carolina

1525 0 1525
Scale In Feet



AREAS OF SUB-STANDARD
NON-RESIDENTIAL STRUCTURES

North Wilkesboro
North Carolina

1525 0 1525
Scale in Feet



The highest concentration of non-residential blight is in Study Area 3 and is followed in order by Study Areas 5, 1, 2, and 4. (Table 7 and Map 5.)

Unpaved Streets

Mud, dust and open drainage of unpaved streets are a detriment to an area because they are usually improperly maintained and can be a hinderance to the passage of emergency vehicles. These streets will more than likely have insufficient rights-of-way. Blighted areas are more prone to have this type of street than are the nicer residential areas. Map 6 shows the pattern of unpaved streets. Study Area 3 has the largest percentage of unpaved streets, followed by Study Areas 2, 1, 5 and 4.

Fire Calls

There are no areas in town which have a disproportionate number of fire calls. However, fires are more likely to occur in neighborhoods which contain older wooden structures, high population, building densities, faulty electrical wiring and unsafe heating devices.

COMPARATIVE ANALYSIS

The social, physical, economic indicators of blight were documented by study areas for the entire city to establish which areas have the highest magnitudes of blight. This was done by tallying the number of all indicators of blight per study area and then expressing these figures as a percentage of the total city's cases. Areas having the highest percentage would be the most blighted areas. It will be noted in Table 8 that Study Area 3 has the highest percentage of blight (54.2 per cent). Study Area 4 has the low percentage of 0.2 per cent.

UNPAVED STREETS

North Wilkesboro
North Carolina

1525 0 1525

Scale in Feet



TABLE 5 PERSONS PER ROOM FOR SELECTED AREAS - 1960

	State North Carolina	Per Cent	Wilkes County	Per Cent	North Wilkes- boro		North Wilkes- boro Town		
					Twp.	Cent	Town	Cent	
Persons per Room:									
All occupied housing units:	1,204,715	100.0	11,805	100.0	1,769	100.0	1,123	100.0	
0.50 or less	436,594	36.3	4,167	35.3	707	40.0	490	43.7	
0.51 to 0.75	280,973	23.3	2,656	22.4	401	22.7	271	24.1	
0.76 to 1.00	279,914	23.2	2,761	23.4	374	21.1	207	18.4	
1.01 or more	207,234	17.2	2,231	18.9	287	16.2	155	13.8	
Housing units occupied by non-whites:	250,328	100.0	600	100.0	102	100.0	93	100.0	
0.50 or less	68,006	27.2	209	34.8	27	26.5	24	25.8	
0.51 to 0.75	43,083	17.2	112	18.7	24	23.5	23	24.7	
0.76 to 1.00	48,585	19.4	109	18.2	14	13.7	12	29.9	
1.01 or more	90,654	36.2	170	28.3	37	36.3	34	36.6	

Source: U. S. Census of Housing

TABLE 6 SUBSTANDARD HOUSING - 1965

Study Areas	Total Structures	Sub-Standard Structures	Substandard Structures as a Per Cent of City's Total Standard Structures
1	347	67	22.0
2	309	49	16.8
3	236	155	53.3
4	64	--	--
5	35	23	8.0
Total City	991	294	100.0

Source: Based on a survey by the Division of Community Planning.

TABLE 7 SUBSTANDARD NON-RESIDENTIAL STRUCTURES - 1965

Study Areas	Total Structures	Sub-Standard Structures	Substandard Structures as a Per Cent of City's Total Standard Structures
1	28	7	23.3
2	13	1	3.3
3	53	11	36.8
4	14	1	3.3
5	52	11	33.3
Total City	160	31	18.8

Source: Based on a survey by the Division of Community Planning

TABLE 1. *Estimated values of the parameters of the model*

Parameter	Value
α	0.1
β	0.2
γ	0.3
δ	0.4
ϵ	0.5
ζ	0.6
η	0.7
θ	0.8
ι	0.9
κ	1.0
λ	1.1
μ	1.2
ν	1.3
ξ	1.4
$\omicron$	1.5
π	1.6
ρ	1.7
σ	1.8
τ	1.9
υ	2.0
ϕ	2.1
χ	2.2
ψ	2.3
ω	2.4
ϖ	2.5
ς	2.6
η	2.7
θ	2.8
ι	2.9
κ	3.0
λ	3.1
μ	3.2
ν	3.3
ξ	3.4
$\omicron$	3.5
π	3.6
ρ	3.7
σ	3.8
τ	3.9
υ	4.0
ϕ	4.1
χ	4.2
ψ	4.3
ω	4.4
ϖ	4.5
ς	4.6
η	4.7
θ	4.8
ι	4.9
κ	5.0
λ	5.1
μ	5.2
ν	5.3
ξ	5.4
$\omicron$	5.5
π	5.6
ρ	5.7
σ	5.8
τ	5.9
υ	6.0
ϕ	6.1
χ	6.2
ψ	6.3
ω	6.4
ϖ	6.5
ς	6.6
η	6.7
θ	6.8
ι	6.9
κ	7.0
λ	7.1
μ	7.2
ν	7.3
ξ	7.4
$\omicron$	7.5
π	7.6
ρ	7.7
σ	7.8
τ	7.9
υ	8.0
ϕ	8.1
χ	8.2
ψ	8.3
ω	8.4
ϖ	8.5
ς	8.6
η	8.7
θ	8.8
ι	8.9
κ	9.0
λ	9.1
μ	9.2
ν	9.3
ξ	9.4
$\omicron$	9.5
π	9.6
ρ	9.7
σ	9.8
τ	9.9
υ	10.0

TABLE 2. *Estimated values of the parameters of the model*

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α	0.1
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δ	0.4
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ζ	0.6
η	0.7
θ	0.8
ι	0.9
κ	1.0
λ	1.1
μ	1.2
ν	1.3
ξ	1.4
$\omicron$	1.5
π	1.6
ρ	1.7
σ	1.8
τ	1.9
υ	2.0
ϕ	2.1
χ	2.2
ψ	2.3
ω	2.4
ϖ	2.5
ς	2.6
η	2.7
θ	2.8
ι	2.9
κ	3.0
λ	3.1
μ	3.2
ν	3.3
ξ	3.4
$\omicron$	3.5
π	3.6
ρ	3.7
σ	3.8
τ	3.9
υ	4.0
ϕ	4.1
χ	4.2
ψ	4.3
ω	4.4
ϖ	4.5
ς	4.6
η	4.7
θ	4.8
ι	4.9
κ	5.0
λ	5.1
μ	5.2
ν	5.3
ξ	5.4
$\omicron$	5.5
π	5.6
ρ	5.7
σ	5.8
τ	5.9
υ	6.0
ϕ	6.1
χ	6.2
ψ	6.3
ω	6.4
ϖ	6.5
ς	6.6
η	6.7
θ	6.8
ι	6.9
κ	7.0
λ	7.1
μ	7.2
ν	7.3
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θ	8.8
ι	8.9
κ	9.0
λ	9.1
μ	9.2
ν	9.3
ξ	9.4
$\omicron$	9.5
π	9.6
ρ	9.7
σ	9.8
τ	9.9
υ	10.0

TABLE 8 COMPARATIVE ANALYSIS OF ALL INDICATORS OF BLIGHT

Study Areas		1	2	3	4	5	Total City
PUBLIC ASSISTANCE CASES	No. Cases	19	19	49	-	1	88
	Per Cent						
	Total City	21.6	21.6	55.5	1	1.3	100.0
ADULT ARRESTS	No. Cases	3	7	28	-	5	43
	Per Cent						
	Total City	7.0	16.3	65.1	-	11.6	100.0
TUBERCULOSIS	No. Cases	-	1	5	-	1	7
	Per Cent						
	Total City	-	14.3	71.4	-	14.3	100.0
SUBSTANDARD RESIDENTIAL STRUCTURES	No. Cases	64	49	155	-	23	291
	Per Cent						
	Total City	22.0	16.8	53.2	-	8.0	100.0
SUBSTANDARD NON-RES. STRUCTURES	No. Cases	7	1	11	1	10	30
	Per Cent						
	Total City	23.2	3.3	36.8	3.3	33.3	100.0
UNPAVED STREETS	No. Miles	0.9	1.8	2.3	2.7	0.7	8
	Per Cent						
	Total City	9.1	22.5	28.7	33.7	6.0	100.0
Gross Totals		93	79	250	3	39	467
Per Cent of Total City		20.1	16.6	54.2	0.2	8.9	100.0

Source: Based on a survey by the Division of Community Planning

CHAPTER II

ANALYSIS BY STUDY AREAS

This chapter will make a thorough examination of the physical and social components of the various neighborhoods. Emphasis will be on the physical characteristics. The Central Business District is not a neighborhood but a special purpose district and is not included in this study. A special CBD Study was completed by the Division of Community Planning for North Wilkesboro in May, 1965.

Factors discussed in connection with each neighborhood are:

1. Boundaries and terrain;
2. Land use characteristics;
3. Thoroughfares and other streets;
4. Community facilities;
5. Condition of structures;
6. Family characteristics;
7. Future development plan;
8. Recommended treatment.

The majority of the headings are self-explanatory, but a few deserve further explanation. The discussion of "family characteristics" treats the number of white and non-white families affected by substandard housing. The discussion of each area's "future development pattern" takes into consideration zoning and the "future land use plan." The "recommended treatment" for different parts of a study area concerns conservation, rehabilitation or clearance, and redevelopment.

Table 11, Existing Land Use by Study Area, in the Appendix, summarizes the land use characteristics. Map 12, following page 13, points out the recommended treatment areas.

LEGEND FOR MAPS 7 THRU 11



RETAIL BUSINESS



SERVICES & WHOLESALE



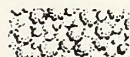
LIGHT INDUSTRIAL



HEAVY INDUSTRIAL



PUBLIC FACILITIES



SEMI-PUBLIC USES



TRANSPORTATION

HOUSING CONDITIONS AND TYPES



CONSERVE



MINOR REPAIR



MAJOR REPAIR



DILAPIDATED

T = TRAILER HOUSES

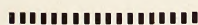
GA = GARAGE APARTMENTS

HO = HOME OCCUPATIONS

2,3 etc. = NUMBER OF DWELLING UNITS IN MULTI-FAMILY STRUCTURES

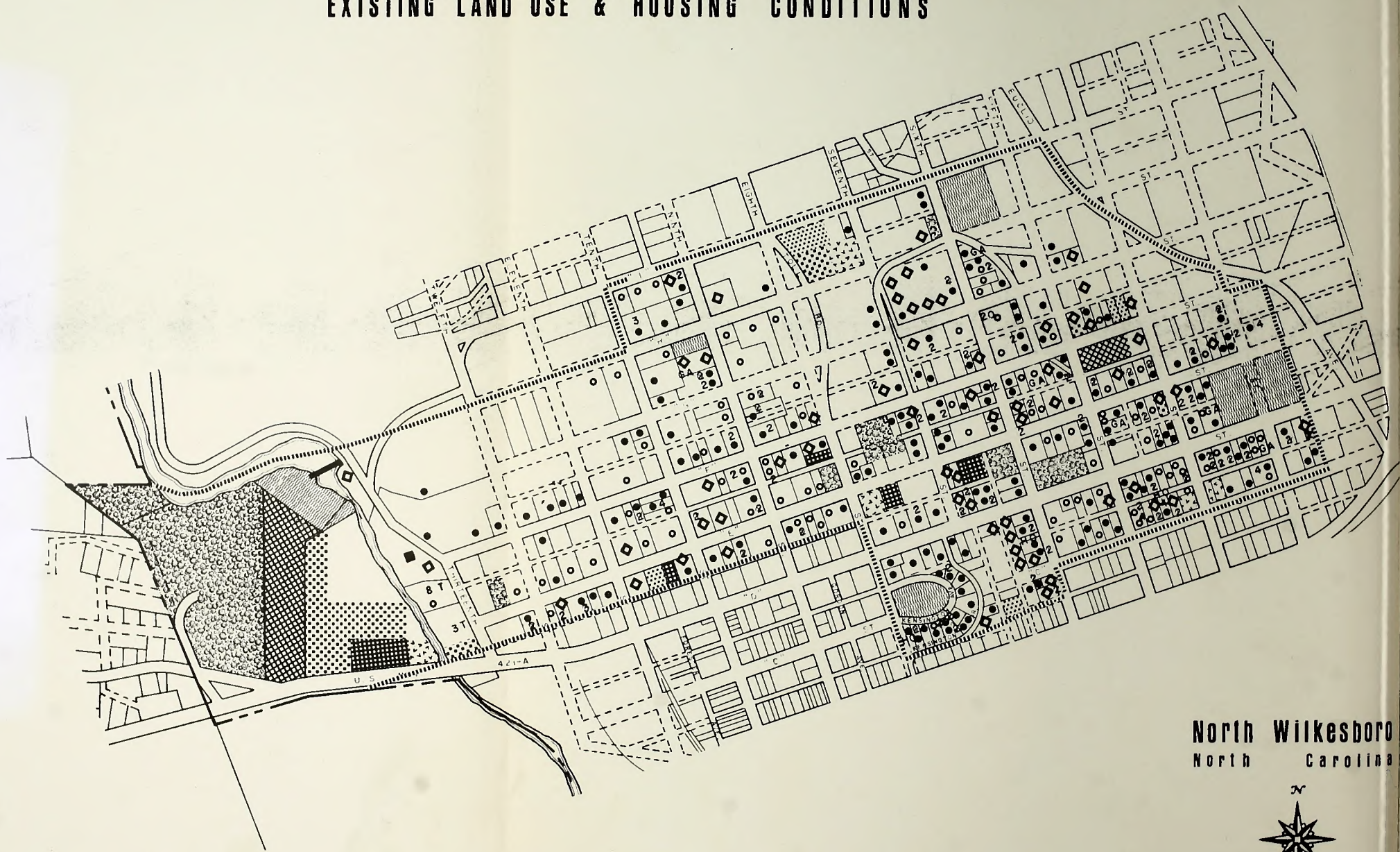


CITY LIMITS



STUDY AREA BOUNDARIES

STUDY AREA · 1
EXISTING LAND USE & HOUSING CONDITIONS



North Wilkesboro
North Carolina



STUDY AREA 1

Study Area 1 is bounded by "I" and "H" Streets on the north, to the west by the corporate limits, on the south by the Central Business District and on the east by Euclid Avenue.

Land Use Characteristics

The predominant land use in Study Area 1 is residential. It occupies 45 per cent of the developed area. The total acreage in this area is 68.2 per cent developed and 31.8 per cent vacant. Table 11 (Appendix) gives a comprehensive summation.

Thoroughfares and Other Streets

The only major thoroughfare is the western portion of "D" Street which is travelled by approximately 8,600 vehicles per day. Other important streets are Seventh Street and Trodgon Avenue. There are approximately 7.5 miles of street, of which only 0.8 miles are unpaved.

Community Facilities

The North Wilkesboro Elementary School is located on a very restricted site -- the topography making expansion difficult. However, the playground facilities at the school have been expanded and improved recently. The school serves all of North Wilkesboro but is not in a central location and causes inconvenience to students. The fire station and Optimist Park are located in this area and are definite assets.

Condition of Structures

Approximately 19 per cent of the homes must be classified as substandard. The non-white housing is 100 per cent substandard. Twenty-five per cent of the industrial structures are substandard.

Condition of Structures - Study Area 1

	Total	Standard		Substandard		Per Cent Sub-Standard
		Con-serve	Minor Repair	Major Repair	Dilapi-dated	
Residential	347	94	186	64	3	19.3
White	344	94	186	64	0	18.6
Non-White	3	0	0	0	3	100.0
Non-Residential	28	14	7	7	0	25.0
TOTAL	375	108	193	71	3	19.7

Family Characteristics

Some 347 families reside in the area, and of these 67 (18.6 per cent) live in substandard housing. There are only three non-white families and they reside in substandard housing.

Family Characteristics - Study Area 1

Quality of Residence	White Families	Non-White Families	Total Families
Standard Housing	280	0	280
Substandard Housing	64	3	67
Total Dwelling Units	344	3	347
Per Cent of Families Living in Substandard Housing	18.6	100.0	19.3

Future Development Pattern

Single-family and two-family residential structures are in the majority -- and this use should be perpetuated. Continuous vigilance must be exercised to prevent business invasion since the northern fringe of the CBD abuts this residential district.

Recommended Treatment

There are a few pockets of major repair housing such as the area north of "G" Street, east of Seventh Street, west of Sixth Street, and south of "C" Street. The remainder of this area is a conservation area. This conservation effort should include some repair and renovation of out-buildings on Trodgon Avenue south of "J" Street. (See Map 12.)

STUDY AREA · 2
EXISTING LAND USE & HOUSING CONDITIONS



North Wilkesboro
North Carolina



MAP-8

STUDY AREA 2

Study Area 2 is bounded on the north and the west by the corporate limits, on the south by "I" and "H" Streets, and on the east by Euclid Avenue, "D" Street and Rhodes Street.

Land Use Characteristics

The predominant use of land, 61 per cent of the developed acreage, is residential. The total acreage is 29 per cent developed and 61 per cent vacant.

Thoroughfares and Other Streets

There are no major thoroughfares; however, Seventh Street and Trodgon Avenue are important streets for the movement of traffic within the area. There are 8.7 miles of streets, 1.8 miles of which are not paved.

Community Facilities

The city's water storage tanks and water filtration plant are located in this area. The Women's Club and the Wilkes County General Hospital are also located in this area.

Condition of Structures

Sixteen per cent of the houses fall within the classification of substandard. Only 8 per cent of the commercial structures can be classified as blighted. This area is one of the least blighted in North Wilkesboro.

Condition of Structures - Study Area 2

	Total	Standard		Substandard		Per Cent Sub-Standard
		Con-serve	Minor Repair	Major Repair	Dilapi-dated	
Residential	309	148	112	41	8	15.9
White	309	148	112	41	8	15.9
Non-White	0	0	0	0	0	0
Non-Residential	13	5	7	1	0	7.7
TOTAL	322	153	119	42	8	15.5

Family Characteristics

Three-hundred and nine families live in this area; 49 (or 16 per cent) live in substandard housing. No non-white families live in the area.

Family Characteristics - Study Area 2

Quality of Residence	White Families	Non-White Families	Total Families
Standard Housing	260	0	260
Substandard Housing	49	0	49
Total Dwelling Units	309	0	309
Per Cent of Families Living in Substandard Housing	15.8	0.0	15.8

Future Development Pattern

This area is programmed in the land development plan for residential use. The zoning of this area is also residential. There is a considerable amount of vacant land in this area and every precaution should be taken to protect it for residential development.

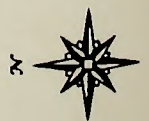
Recommended Treatment

The area contains several pockets of housing that will require rehabilitation. One of these areas is located between Seventh and Eighth Streets south of "J" Street. Another one is on the north side of Elizabeth Avenue and southwest of Seventh Street in the same vicinity. There are outbuildings in the vicinity of Gordon Street which are in need of repair.

STUDY AREA · 3
EXISTING LAND USE & HOUSING CONDITIONS



North Wilkesboro
North Carolina



STUDY AREA 3

Study Area 3 is bounded on the north and east by the corporate limits, on the south by the Yadkin River, and on the west by Euclid Avenue, "O" Street, Fisher Avenue and Rhodes Street.

Land Use Characteristics

The predominant use of land is industrial (30 per cent of the developed land). It should be noted that residential and streets use 24 per cent and 27 per cent; respectively, of the developed land. Of the total acreage contained in this area, 37 per cent is developed and 63 per cent is vacant.

Thoroughfares and Other Street

North Carolina Highways 268 and 18, and "B" Street are the major thoroughfares of the area. The portion of "B" Street from Sixth to Third Street is travelled by approximately 11,130 vehicles per day. This section of "B" Street is the most heavily travelled street in North Wilkesboro. The other major thoroughfare (N. C. 268-18) is travelled by approximately 9,500 vehicles per day. This area has a total of 8.9 miles of streets; 2.3 miles are not paved.

Community Facilities

The only community facilities located in this area are the Woodlawn Elementary School and the existing water tank.

Condition of Structures

With 57 per cent of the total housing inventory falling into the substandard classification (and 86 per cent of it non-white housing) it is obvious that this area is the most blighted. Twenty-five per cent of the non-residential structures are blighted.

Condition of Structures - Study Area 3

	Total	Standard		Substandard		Per Cent Sub-Standard
		Con-serve	Minor Repair	Major Repair	Dilapi-dated	
Residential	236	36	45	84	71	65.6
White	155	33	37	50	35	54.8
Non-White	81	3	8	34	36	86.4
Non-Residential	53	22	20	7	4	20.7
TOTAL	289	58	65	91	75	57.1

Family Characteristics

Sixty-five per cent of 155 families live in substandard housing. Eighty-six per cent of the non-white families live in substandard housing.

Family Characteristics - Study Area 3

Quality of Residence	White Families	Non-White Families	Total Families
Standard Housing	70	11	81
Substandard Housing	85	70	155
Total Dwelling Units	155	81	236
Per Cent of Families Living in Substandard Housing	54.8	86.4	65.6

Future Development Pattern

The future development pattern will surely consist of industrial development north of N. C. Highway 68. The remainder of the area will probably develop residentially except for the existing business frontage on N. C. Highway 268-18. This business frontage may be extended to the south. A site within the area appears feasible for public housing. The area located behind the Woodlawn School between Boston Avenue and N. C. Highway 268-18 is in a central location and relatively flat.

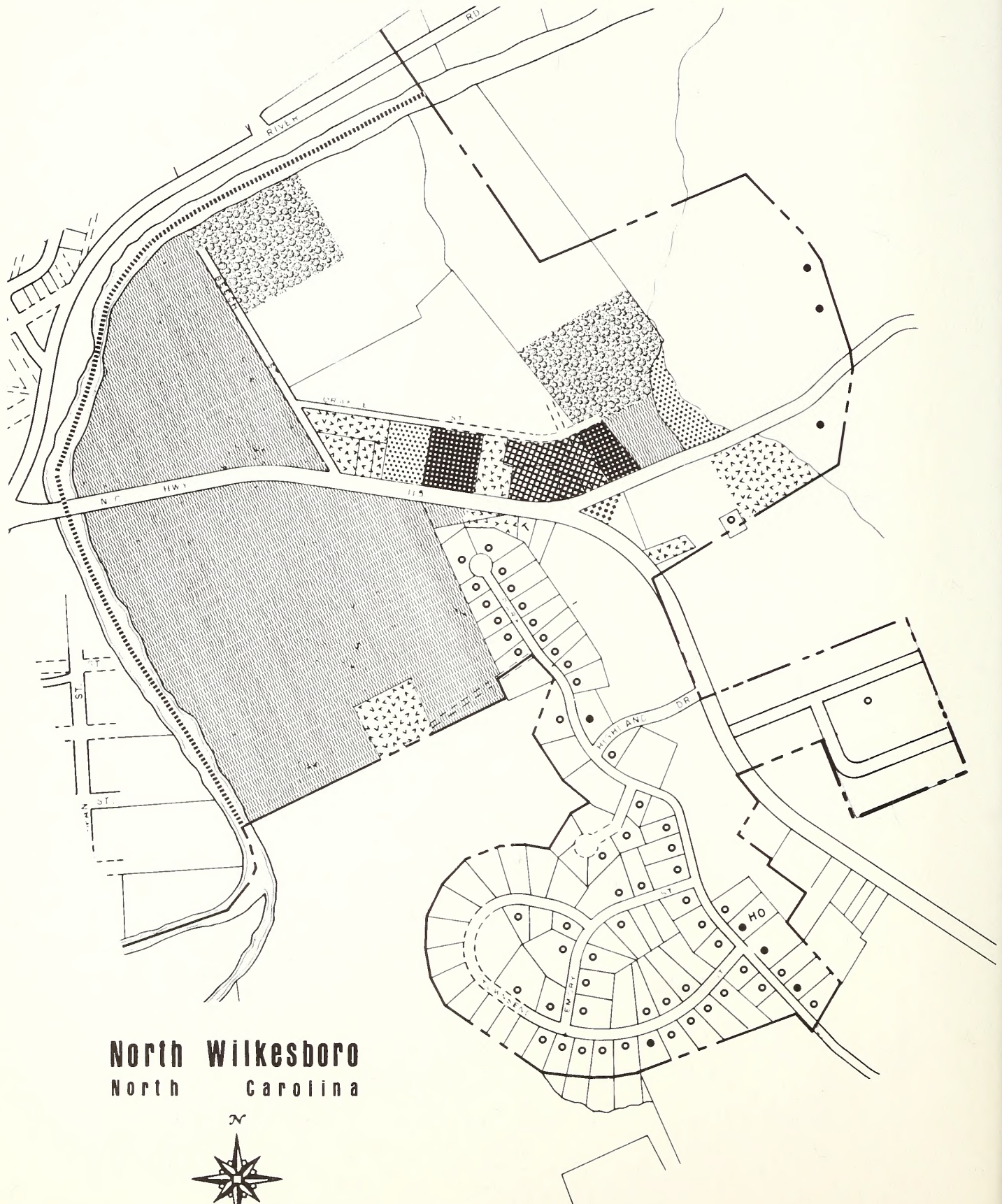
Recommended Treatment

All of Study Area 3 is recommended for redevelopment except the residential structures fronting on Colonial Drive, Legion Street and Pine Street. The majority of the clearance should be total, but some areas may require only partial spot clearance.

There is a pile of broken mirrors east of N. C. Highway 268-18 just below the intersection of "K" Street which should be removed. This type of junk heap is very unsightly and is a hazard to children.

STUDY AREA : 4

EXISTING LAND USE & HOUSING CONDITIONS



North Wilkesboro
North Carolina



STUDY AREA 4

Study Area 4 is bounded on the north and west by the Yadkin River and the east and south by the corporate limits.

Land Use Characteristics

The predominant use of land is public with 45 per cent of the developed acreage. The North Carolina State Highway complex accounts for the high percentage of public land use. Residential uses utilize 23 per cent of the total acreage.

Thoroughfares and Other Streets

The only major thoroughfare that passes through this area is N. C. Highway 421, which is travelled by approximately 6,620 vehicles per day. There are 2.7 miles of streets, of which only .3 of a mile is not paved.

Community Facilities

The North Carolina State Highway Commission Yards, the prison camp, and the National Guard Armory are located in this area. The Veterans of Foreign Wars Post and Park are also in this area.

Condition of Structures

This area contains no substandard housing and is obviously the least blighted area in North Wilkesboro. Only 7 per cent of the non-residential structures are substandard. Non-white housing is non-existent.

Condition of Structures - Study Area 4

	Total	Standard		Substandard		Per Cent Sub-Standard
		Con-serve	Minor Repair	Major Repair	Dilapi-dated	
Residential	64	57	7	0	0	0.0
White	64	57	7	0	0	0.0
Non-White	0	0	0	0	0	0.0
Non-Residential	14	2	11	1	0	7.1
TOTAL	78	59	18	1	0	1.3

Family Characteristics

There are no families living in substandard homes in this area. There are also no non-white residents.

Family Characteristics - Study Area 4

Quality of Residence	White Families	Non-White Families	Total Families
Standard Housing	64	0	64
Substandard Housing	0	0	0
Total Dwelling Units	64	0	64
Per Cent of Families Living in Substandard Housing	0.0		

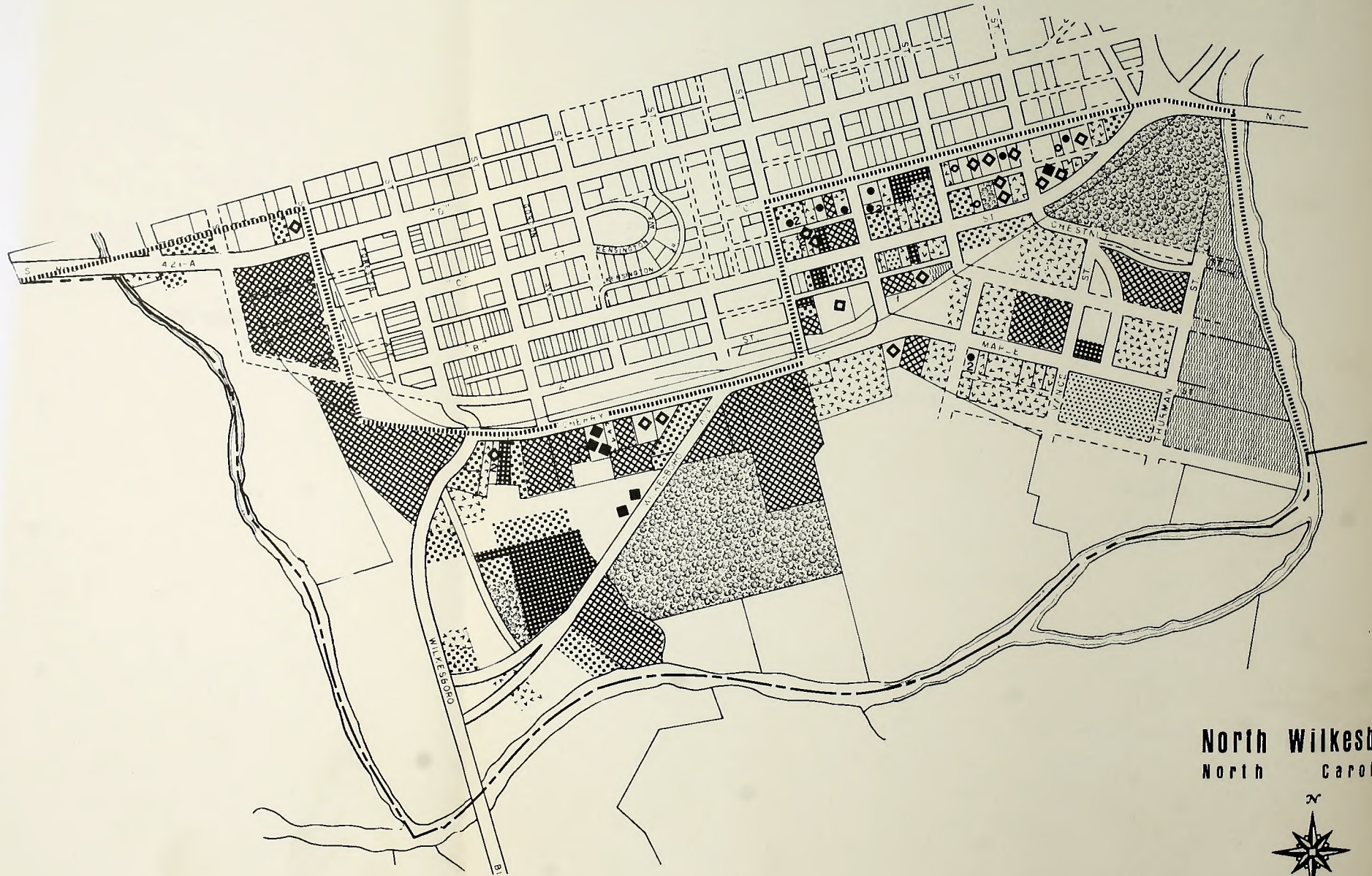
Future Development Pattern

The bulk of this area should be restricted to industrial use which already encompasses the northern part of the area. However, the residential section in the southern part of the area should be protected from any industrial intrusion. The area south of the intersection of N. C. Highways 421 and 115 has been set aside for business use.

Recommended Treatment

The entire study area will require conservation.

STUDY AREA - 5
EXISTING LAND USE & HOUSING CONDITIONS



North Wilkesboro
North Carolina



STUDY AREA 5

Study Area 5 is bounded on the north by Cherry Street, Sixth Street and "C" Street, on the south and west by the corporate limits and on the east by the Yadkin River.

Land Use Characteristics

The predominant land use in this area is streets, with 21 per cent of the developed acreage. Industrial is the next largest use of land with 20 per cent of the developed land.

Thoroughfares and Other Streets

The portion of N. C. 421 that traverses Study Area 5 is travelled by 9,920 vehicles per day. This area has 4.2 miles of streets; .7 of a mile is not paved.

Community Facilities

Smoot Park, the sewerage treatment plant and the City Dump are all located in this area. Action should be initiated to improve the appearance of the City Dump -- such as screening it. The Wilkes YMCA and Wilkes Central High School are located just south of this study area.

Condition of Structures

Sixty-five per cent of the residential structures in the area are substandard. The non-white housing is fully 100 per cent substandard. Twenty-one per cent of the non-residential structures can be classified as substandard.

Condition of Structures - Study Area 5

	Total	Standard		Substandard		Per Cent Sub-Standard
		Con-serve	Minor Repair	Major Repair	Dilapi-dated	
Residential	35	3	9	17	6	65.7
White	29	3	9	17	0	58.6
Non-White	6	0	0	0	6	100.0
Non-Residential	52	8	33	11	0	21.0
TOTAL	87	11	42	28	6	39.1

Family Characteristics

There are 35 families; 23 families (65 per cent) live in substandard housing; 100 per cent of the non-white families live in substandard housing.

Family Characteristics - Study Area 5

Quality of Residence	White Families	Non-White Families	Total Families
Standard Housing	12		12
Substandard Housing	17	6	17
Total Dwelling Units	29	6	35
Per Cent of Families Living in Substandard Housing	63.9	100.0	65.7

Future Development Pattern

The majority of this area will be utilized for industrial uses. However, the area east of Wilkesboro has been developed with a shopping center. The area west of Wilkesboro probably will be developed with business.

Recommended Treatment

Several pockets of major rehabilitation exist in this area. One sub-area is south of "C" Street, east of Fourth Street and north of "B" Street. The majority of these pockets of blighted housing will probably be renewed by private effort. The land they occupy will be needed for business and industrial.

CHAPTER III

RECOMMENDATIONS AND CONCLUSIONS

This chapter will be concerned with the review of present codes and ordinances and to make recommendations for the formulation of new programs for a comprehensive neighborhood improvement program.

REVIEW OF CODES AND ORDINANCES

Adequate housing and building codes are mandatory in curbing the spread of blight in existing housing and in preventing blight in future housing. The following codes and ordinances, except minimum housing code, have been adopted by the City of North Wilkesboro and are now being enforced.

BUILDING CODE - enforces safety and quality requirements through structural standards and the specifications of minimum fire protection measures.

ELECTRICAL CODE - provides a standard guide for the installation of electrical wiring and equipment and provides all the necessary safeguards for many different types of electrical work.

PLUMBING CODE - provides rules and regulations for the proper installation of plumbing and heating fixtures.

MINIMUM HOUSING CODE - sets forth minimum physical standards for occupants of buildings and serves as a guide for condemning those unfit for human habitation. A minimum housing code should be adopted and enforced as soon as possible. This code is the only one that has a retro-active affect. The proper enforcement can help alleviate blighted areas by requiring the demolition of unfit structures. It also insures the repair and alteration of structures which can feasibly be repaired.

ORDINANCES

Zoning Ordinance

The absence of an effective zoning ordinance can help to foster the spread of blight. This is illustrated by mixed land uses -- residential areas encroached upon by industrial and commercial uses. Using aids in blight prevention through the delineation of various zoning districts and the creation of land use restrictions in each district can control the use of land.

North Wilkesboro is in the process of revising its zoning ordinance and zoning map. The ordinance is being updated to cover the fringe area.

Zoning aids in the prevention of blight by providing for:

1. desirable residential densities;
2. sufficient lot sizes;
3. appropriate land use patterns;
4. adequate off-street parking;
5. ample open areas;
6. adequate loading and unloading space.

Any or all of these factors when ignored or disregarded can contribute to blighting an area.

Subdivision Regulations

Existing blight can be partially attributed to inadequate subdivision controls which permitted improper layout of streets, poor lot design, and the platting of marginal land. North Wilkesboro has adopted subdivision regulations and these will assist in the prevention of blight in the future by providing for:

1. the development of economically sound and stable neighborhoods;
2. required streets, utilities and services to raw land developments;
3. safe and convenient traffic access and circulation, both vehicular and pedestrian, in new developments;
4. design standards which will produce a desirable residential environment;
5. proper development of new areas in harmony with the comprehensive plan.

The establishment by law of codes and ordinances is no guarantee that their objectives will be realized. The proper administration and rigid enforcement of these codes is mandatory to prevent and eliminate blight.

TECHNIQUES FOR TREATMENT

There are three types of urban renewal. North Wilkesboro has not effectuated any of these programs; however, the neighborhood analysis specifically recommends various types of urban renewal programs for each neighborhood.

1. Conservation is the method used to prevent blight in areas of sound housing. It consists of rigid enforcement of appropriate codes to assure proper land use and density patterns and provision of adequate facilities and utilities.
2. Rehabilitation is the process used in areas where blight is in its early stages. The homes in such areas need repairs and alterations. It is also possible that spot clearance will be involved. This process is possible where substandard housing totals 50 per cent.
3. Redevelopment is the process of demolishing slum structures, clearing their sites, and making the land available to private or public agencies in accordance with the city's comprehensive plan. Redevelopment is possible where two-thirds of the homes in an area are blighted. Housing must be made available for people who are displaced by this process.

Conservation and Rehabilitation

Conservation and rehabilitation areas are treated together because their degree of blight is different from that of clearance and redevelopment areas. One of the best approaches for the treatment of blight in conservation and minor rehabilitation areas is to have civic and garden clubs undertake and execute projects in these areas. Typical club projects have been:

- to landscape the grounds of hospitals, schools and other buildings;
- to sponsor contests for the cleanest school yards;
- to encourage the demolition of ramshackle buildings;
- to clean up vacant lots and create playfields;
- to encourage the town in a street tree planting program;

- to publicize the economic as well as the social value of beautification;
- to encourage support of town officials in their enforcement of codes and ordinances.

It should be noted that most of the above information pertains to minor rehabilitation projects and that there are individual structures that will require major rehabilitation or even demolition.

Redevelopment Areas

This program is based on a general plan for the clearance and/or rehabilitation of the neighborhood. Under a General Neighborhood Renewal Program the town would engage in a ten-year program to renew the entire neighborhood, rebuilding it in stages. Federal aid would be available to finance three-fourths of the difference between the purchase price of the land and its resale value. A portion of the local government's contribution would be expended in providing needed public improvements. The big advantage of using this program is that public improvements carried out anywhere in the neighborhood during any stage of the program can be applied to the town's credit. Because the town has the ability to pool credits and because the project can be phased over a longer period of time, this program is very attractive to small towns. It also offers the added advantage of providing a unified plan for the whole neighborhood rather than a series of separately designed projects, each planned individually.

The only study area recommended for redevelopment is Study Area 3. It is the most blighted area in the city. It has the dubious distinction of being the leader in every blight-causing factor documented. The major portion of this area will require clearance, but there are areas that can be corrected by major rehabilitation.

The portions of Study Area 3 that require clearance are:

1. The areas bounded by "O" Street in the north, Third Street in the east, "M" Street on the south, and to the west by Sherrill Street.
2. The area fronting on Boston Avenue.
3. The block bounded by "F" Street on the north, Boston Avenue on the east, Study Area boundary on the west and "D" Street on the south.

The portions of Study Area 3 that require rehabilitation are:

1. The area bounded by Finley Avenue to the north and Second Street to the west, by Third Street on the east, and "M" Street to the south.
2. The area bounded on the north by "M" Street, on the west by Euclid Avenue, on the south by "I" Street, and on the east by Second Street.

The initial step for the town to take to effectuate an urban renewal program would be to appoint a redevelopment commission board consisting of five members. This commission cooperates with the Planning Board in the selection of project areas, condemns property it cannot purchase by mutual consent and prepares comprehensive plans for the re-use of property that has been cleared. However, the commission usually employs a technical staff to aid it in the preparation of plans, program applications and other administrative functions.

Public Housing

The public housing program is governed by a local housing authority (usually five members) who are appointed by the town's governing body. The authority selects sites upon which public housing will be built, retains architects and engineers to prepare plans, awards contracts for the construction of low-rent units, and sets policies for management and operation of the property. North Wilkesboro should contemplate public

housing for people who are unable to purchase or rent adequate housing. Public housing may be needed for dislocated families if the proposed urban renewal plan becomes operational.

SUMMARY

This report has pointed out the areas of blight and some of the contributing factors to it. It has also recommended programs and policies for the elimination and prevention of blight. Blight is not terminal, and whether or not any action is taken to alleviate blight is entirely incumbent upon the Town of North Wilkesboro.

Recommended Treatment Areas

North Wilkesboro
North Carolina

1525 0 1525
Scale in Feet



LEGEND

REHABILITATION
REDEVELOPMENT



TABLE 9

STUDY AREA DATA

Study Area	Total Acres	Residential Acres	Number Dwelling Units	Dwelling Units per Residential Acre	Est. Population	Persons per Residential Acre
1	238	76	347	4.6	1,181	15.5
2	511	90	309	3.4	1,051	11.7
3	673	62	236	3.8	818	13.2
4	262	35	64	1.8	218	6.2
5	244	5	35	.7	121	24.2

Source: Computed by Division of Community Planning

TABLE 10

TOTAL CITY - EXISTING LAND USE

Land Use	Acres	Per Cent of Developed Land	Per Cent of Total Area
Streets	25	2.9	1.3
Other Transportation	207	24.4	10.7
Light Industrial	39	4.6	2.0
Heavy Industrial	81	9.5	4.2
Business	32	3.8	1.6
Services	35	4.1	1.8
Public	99	11.7	5.1
Quasi-Public	61	7.4	3.2
Single-Family	244	28.8	12.6
Multi-Family	24	2.8	1.2
Developed Land	848	100.0	43.7
Vacant Land	1,080		56.3
TOTAL ACRES	1,928		100.0

Source: Computed by Division of Community Planning

TABLE 11

	STUDY AREA 1				STUDY AREA 2				STUDY AREA 3			
	Per Cent Dev.	Per Cent Total	Per Cent Total	Per Cent Total	Per Cent Dev.	Per Cent Total	Per Cent Total	Per Cent Total	Per Cent Dev.	Per Cent Total	Per Cent Total	Per Cent Total
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres
Transportation	3	2.0	1.2	--	0.0	0.0	0.0	0.0	7	2.8	1.0	1.0
Streets	45	27.6	18.9	48	32.2	9.4	9.4	9.4	69	27.4	10.2	10.2
Light Industrial	2	1.2	0.8	3	2.0	0.6	0.6	0.6	28	11.1	4.2	4.2
Heavy Industrial	6	3.7	2.5	--	0.0	0.0	0.0	0.0	48	19.0	7.1	7.1
Business	4	2.5	1.6	1	0.7	0.1	0.1	0.1	18	7.1	2.7	2.7
Services	2	1.2	0.8	--	0.0	0.0	0.0	0.0	8	3.2	1.2	1.2
Public	8	5.0	3.4	3	2.0	0.6	0.6	0.6	7	2.8	1.0	1.0
Quasi-Public	17	10.4	7.1	3	2.0	0.6	0.6	0.6	5	2.0	0.7	0.7
Single-Family	60	36.8	25.2	85	57.5	16.6	16.6	16.6	60	23.8	8.9	8.9
Multi-Family	16	9.6	6.7	5	3.4	0.9	0.9	0.9	2	0.8	0.3	0.3
Developed Land	163	100.0	68.0	149	100.0	29.0	29.0	29.0	252	100.0	37.0	37.0
Vacant Land	75		32.0	362		61.0	61.0	61.0	421		63.0	63.0
TOTAL ACRES	238	--	100.0	511	--	100.0	100.0	100.0	673	--	100.0	100.0
	STUDY AREA 4				STUDY AREA 5							
	Per Cent Dev.	Per Cent Total	Per Cent Total	Per Cent Total	Per Cent Dev.	Per Cent Total	Per Cent Total	Per Cent Total				
	Acres	Acres	Acres	Acres	Acres	Acres	Acres	Acres				
Transportation	3	2.0	1.1	12	9.1	4.9	4.9	4.9				
Streets	17	11.2	6.5	28	21.2	11.5	11.5	11.5				
Light Industrial	3	2.0	1.1	3	2.3	1.2	1.2	1.2				
Heavy Industrial	4	2.6	1.5	23	17.4	9.4	9.4	9.4				
Business	3	0.2	0.1	9	6.8	3.7	3.7	3.7				
Services	9	6.0	3.4	16	12.1	6.5	6.5	6.5				
Public	69	45.1	26.3	12	9.1	4.9	4.9	4.9				
Quasi-Public	12	7.9	4.6	24	18.2	9.8	9.8	9.8				
Single-Family	35	23.0	13.3	4	3.0	1.6	1.6	1.6				
Multi-Family	--	--	--	1	0.8	0.4	0.4	0.4				
Developed Land	152	100.0	58.0	132	100.0	54.0	54.0	54.0				
Vacant Land	110		42.0	112		46.0	46.0	46.0				
TOTAL ACRES	262		100.0	244		100.0	100.0	100.0				

Source: Computed by Division of Community Planning



